

52-168

BK 7819PG291

**WARRANTY DEED**  
(Joint Tenancy)  
**003115**

**NO TRANSFER  
TAX PAID**

**KNOW ALL MEN BY THESE PRESENTS**, that **RONALD F. BOUDREAU**, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **RICHARD A. BOUDREAU and MARK R. BOUDREAU**, of Sidney, County of Kennebec and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Richard A. Boudreau and Mark R. Boudreau, their heirs and assigns forever as joint tenants and not as tenants in common, a certain lot or parcel of land with the buildings thereon located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

Being situated on Elmwood Avenue, being a certain lot of land No. 28 on plan of Elmwood Villa made by Burleigh and Page, C. E., dated September 29, 1910, and recorded in Kennebec Registry of Deeds.

**MEANING AND INTENDING** to convey the same premises as conveyed to Ronald F. Boudreau from Grace V. Boudreau by Warranty Deed dated November 13, 1979, and recorded in Kennebec County Registry of Deeds Book 2255, Page 344.

**Excepting and reserving however**, for the benefit of the Grantor herein, the right to use and occupy the said real estate during the remaining years of his lifetime and the lifetime of the survivor of him, this being the reservation of life estate. During such period of life use, the said Grantor or the survivor of them will pay the real estate taxes as assessed against the premises, the cost of fire or homeowners insurance coverage and the expense of utilities and heating the dwelling house. The Grantor shall be responsible for the cost of repairs and ordinary maintenance.

**TO HAVE AND TO HOLD** the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Richard A. Boudreau and Mark R. Boudreau, his heirs and assigns, to them and their use and behoof forever.

**AND** I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Richard A. Boudreau and Mark R. Boudreau, their heirs and assigns forever, against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, I, the said Ronald F. Boudreau have hereunto set my hand and seal this 15<sup>th</sup> day of January, 2004.

Signed, Sealed and Delivered  
in presence of

  
\_\_\_\_\_

  
RONALD F. BOUDREAU

Male, Male (2)

52-168

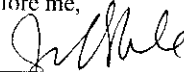
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STATE OF MAINE  
KENNEBEC, ss.

January 15, 2004

Personally appeared the above named **Ronald F. Boudreau** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law

John E. Nale

Printed Name

RECEIVED KENNEBEC SS.

2004 FEB -5 AM 10:34

ATTEST   
NOTARY PUBLIC